

Development Conditions

CSPA 2006-SU-007

November 18, 2015

With the Planning Commission approval of CSPA 2006-SU-007 for a Comprehensive Sign Plan Amendment located at Tax Map 24-4 ((1)) 6H pursuant to Section 12-210 of the Zoning Ordinance, the Planning Commission conditions the approval by requiring conformance with the following development conditions. These conditions are in addition to the conditions approved pursuant to CSP 2006-SU-007.

1. This Comprehensive Sign Plan Amendment (CSPA) is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This CSPA is subject to the issuance of sign permits. Any sign permit shall be in substantial conformance with the CSPA submitted with this application, titled "Lincoln at Discovery Square Exterior Sign Plan," prepared by ad vice studios, LLC, dated March 27, 2015, as revised through October 14, 2015, as qualified by these development conditions. Minor deviations in sign location, design and sign area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the CSPA.
3. Sign permits may only be issued for those signs shown in this CSPA. The number, size and total sign area for each sign shall be consistent with the sign tabulations included in the CSPA. Notwithstanding the tabulations in the CSPA, two signs may be permitted each for signs X5.04.01 and X5.04.02, for a total of four signs.
4. All signs shall be consistent with the typography, color palette, materials and use of logos as indicated in the CSPA. Modifications to the color palette, typography, and/or logos for the project may be permitted without a CSPA when it is determined by the Zoning Administrator that such modifications are consistent throughout the subject property and in substantial conformance with the approved CSPA.
5. Lighting or illumination associated with all signs shall conform to Article 14 of the Zoning Ordinance.
6. Except as provided for in Section 12-103 of the Zoning Ordinance, no unpermitted temporary advertising signs, including but not limited to banners and "popsicle" signs, or other signs prohibited by Section 12-104 of the Zoning Ordinance shall be placed on the building or along the street frontages of the subject property.

This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinance, regulations, or adopted standards. Sign Permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan. The applicant shall be responsible for obtaining the required Sign Permits through established procedures.